



England & Wales	
EU Directive 2002/91/EC	
Minimum energy efficiency - lower CO2 emissions	
100-120	A
81-100	B
61-80	C
41-60	D
21-40	E
1-20	F
1-20	G

England & Wales	
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John Sankey
 Estate Agents

Total area: approx. 238.2 sq. metres (2564.1 sq. feet)
 This floor plan has been made to ensure the accuracy of the program, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan and its measurements are for illustrative purposes only. Plans produced using PlanIt.



14 North Park, Mansfield, Notts, NG18 4PA
 £700,000

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North Park Mansfield

Nestled in the desirable North Park area of Mansfield, this stunning detached house built in 1966 offers a perfect blend of space and comfort. Boasting three reception rooms, four bedrooms, and two bath/shower rooms, this property is ideal for those seeking a spacious and welcoming interior.

Situated on a generous circa 0.67 acre plot that backs onto the picturesque Berry Hill park, this home provides a tranquil and scenic setting. The immaculate presentation of the property ensures a seamless move-in experience for the new owners.

One of the many highlights of this residence is the gorgeous conservatory, perfect for enjoying the views of the expansive garden. With parking available for up to five vehicles, along with an integral double garage with electric door & electric gated access to the property convenience is guaranteed for residents and guests alike.

Located in one of the most sought-after postcodes in Mansfield, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this meticulously maintained and beautifully located house your new home.

How to find the property

Leave Mansfield town centre via the A60 Nottingham Road to the traffic lights by High Oakham School, at the traffic lights turn left onto Berry Hill Lane, continuing to the brow of the hill, at the mini roundabout turn right onto Lichfield Lane, take a left turn onto North Park/The Avenue and the property is then located on the left hand side.

Ground Floor

Porch

9'7" x 4'

Accessed via a uPVC double glazed door and is a very useful and welcoming space with a further door leading into the main entrance hall.

Main Entrance Hall

17'2" maximum x 9'7"

The grand spacious entrance hall sets the tone for the space of the rooms this property has throughout along with the immaculately kept decor, internal doors lead to the lounge, dining room, kitchen and downstairs shower room. An open spindle staircase leads to the first floor with a cupboard beneath providing storage. Additionally there is coving to the ceiling, telephone and power points and central heating radiator.

Living Room

21'6" x 12'6"

The impeccably kept living room is a spacious room ideal for relaxation benefitting from a coal effect gas fire centrepiece (not tested) which sits as the central feature, dual aspect uPVC double glazed windows offer plenty of natural light to the room, there are two central heating radiators, feature coving to the ceiling, television and power points and french doors leading to the conservatory.

Conservatory

14'3" maximum x 11'11"

A superb addition to the property in 2003. The conservatory itself has uPVC double glazed windows and doors enjoying views and access out to the immaculately manicured rear garden, there is tiled flooring, a television point and power points which makes the room useable as a second reception room should you require. It also offers the tranquil space ideal for reading and relaxation.



Dining Room

12'7" x 11'7"

A fantastic size comfortably seating at least six to eight people comfortably. This versatile room could also be utilised as a home office or child's play room depending on your requirements. A uPVC double glazed window provides natural light from the front, a central heating radiator, coving to the ceiling, power points and television point and feature serving hatch into the kitchen.

Dining Kitchen

16' x 11'7"

Offering a comprehensive range of wall and base units with an integrated dishwasher, a square edged work surface houses a five ring Neff gas hob with fitted extractor above and a double sink unit with a mixer tap complemented by tiled splashbacks surrounding, there is also a breakfast bar providing comfortable seating for four people, spotlights to the ceiling, uPVC double glazed windows provide gorgeous views out to the rear garden, additionally there is a central heating radiator, television and power points and a door into the rear hallway.

Utility Area

5'8" x 5'8" maximum

A very useful area offering plenty of space for white goods along with a storage cupboard and a separate storage room with space and plumbing for a washing machine where the gas central heating boiler is also located, there is also integral access into the double garage which in our opinion is a very useful feature to the property, furthermore there is also a uPVC door which leads out to the rear garden and spotlights to the ceiling.

Downstairs Shower Room

This very practical space is ideal if you have young children or are entertaining guests benefitting from a low flush w.c., a pedestal sink unit and a mains fed shower cubicle, there are partly tiled walls, a cupboard providing useful storage solutions, two central heating radiators and a uPVC double glazed window to the rear aspect.

First Floor

12'6" x 9'7"

Having doors providing access to all of the upstairs accommodation along with loft access with a pull down loft ladder. The loft itself is boarded again taking care of further storage solutions, coving to the ceiling, the uPVC double glazed window provides natural light to this area along with a central heating radiator and power point.

Bedroom No. 1

21'11" x 12'6"

This fantastic size master room stretches the length of the property and has dual aspect uPVC double glazed windows flooding the room with plenty of natural light, there are plenty of fitted wardrobes and overhead storage, two central heating radiators, coving to the ceiling, television and power points.

Bedroom No. 2

15'4" x 11'7"

Again a very generous size double bedroom benefitting from a comprehensive range of fitted wardrobes and drawer units, a uPVC double glazed window to the front aspect offers natural light and additionally there is a central heating radiator and power points.

Bedroom No. 3

9'7" x 9'1"

Again in our opinion is a generous size double room located to the front of the property with a uPVC double glazed window providing natural light, a central heating radiator and power points.

Bedroom No. 4

7'10" x 5'10"

A single room with fitted shelved storage, a uPVC double glazed window looks over the rear garden, there is a central heating radiator and power points.

Bathroom

12'8" x 11'5" maximum

Extended in 1991 to create this larger than average bathroom suite which comprises of a low flush w.c., an inset vanity sink unit with storage beneath, mixer tap and work surface atop including fitted wall units above, there is a panelled bath and a separate mains fed shower cubicle with wet wall boarding to the cubicle itself, there is a central heating radiator, a cupboard providing storage and also housing the hot water cylinder, spotlights to the ceiling, a uPVC double glazed window to the rear aspect and two central heating radiators.

Double Garage

A spacious double garage benefitting from an electric up and over door, power and lighting, dual aspect uPVC double glazed windows offering natural light, the electrical consumer unit is also located here and there is an internal door leading into the main dwelling via the rear hallway.

Outside

The property sits on an impressive plot approximately 3250 square yards and you are greeted by a grand pillar stone wall boundary with wrought iron railings with electric intercom gates opening onto a sweeping driveway providing parking comfortably for several vehicles, there are immaculately kept shaped lawns all of which benefit from dug out borders with an array of shrubs and mature trees planted, there is open access to both sides of the property allowing a seamless transition from the front to the rear, there is also motion sensor lighting and access to the main entrance door.

It is very rare you find a garden of this size which is impeccably kept having a large sprawling lawn with a central pond with pergola over. From the property itself there is a paved patio area which spreads the length of the property providing an ideal space for entertaining and the garden a superb area for children to play. Surrounding the boundaries there are dug out borders and mature trees which look towards King George V park providing a superb degree of privacy while offering very pleasant views. The rear also benefits from security cameras which are to be included within the property sale. Motion sensor lighting. There are two sheds which will also be included within the property sale with the larger one benefitting from power and lighting. There is also a brick built greenhouse for any keen gardener which has a workshop area to the rear and grape vines to the greenhouse itself which benefits from uPVC double glazing with the added benefit of the potting benches also to be included within the sale along with power and lighting.

Additional Information

Tenure: Freehold

Council Tax Band: F

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

